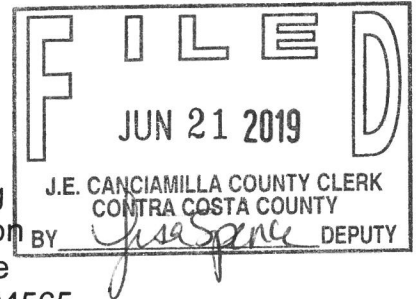




City of Pittsburg

Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF DETERMINATION



TO:

Office of Planning and Research
P.O. Box 3044
1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM:

City of Pittsburg
Planning Division
65 Civic Avenue
Pittsburg, CA 94565

County Clerk
County of Contra Costa
555 Escobar Street
Martinez, CA 94553

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

Project Title: Railroad Avenue Station Area Specific Plan Implementation Action: Public Storage Redevelopment Project, AP-18-1315 (RZ)

<u>2008102003</u>	<u>Kristin Pollot, Planning Manager</u>	<u>(925) 252-6941</u>
State Clearinghouse No.	Lead Agency Contact	Telephone No.

Project Applicant: Mark Kennedy, Public Storage, Inc., 701 Western Avenue, Glendale, CA 91201

Project Location: 525 California Avenue, Pittsburg CA 94565. Assessor's Parcel No. 073-270-088.

Project Description: The Railroad Avenue Specific Plan (RASP), adopted by the Pittsburg City Council in 2009, is intended to guide all new development in key subareas located roughly within a ½-mile radius of the planned BART station at Railroad Avenue and State Route 4. The RASP established new land use classifications, development policies and guidelines, planned community resources, transportation and circulation improvements, implementation strategies, and phasing recommendations for properties located within the RASP area.

The Public Storage Redevelopment Project consists of: 1) a zoning amendment to establish a PD-O (Planned Development with a Limited Overlay) District to increase the allowable floor-area-ratio from 1.0 to 1.75, reduce the required first floor height of commercial structures from 15 feet to 10 feet, and allow self-storage facilities as a permitted use; 2) design review to demolish the existing self-storage facility, and replace

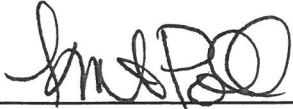
it with a new, three-story, climate-controlled building totaling approximately 151,392 square feet; and 3) a tree removal permit to remove four protected trees..

This is to advise that the City of Pittsburg as Lead Agency approved the above-described project on June 17, 2019, and made the following determinations regarding the project:

1. The Public Storage Redevelopment Project will not have any project-specific significant effects on the environment beyond what was analyzed within the RASP EIR.
2. On July 6, 2009, the City Council adopted Resolution No. 09-11250, certifying the RASP Final Environmental Impact Report (EIR), and approving Mitigation Monitoring and Reporting Program (MMRP) for the project pursuant to the provisions of CEQA.
3. Mitigation measures were incorporated into the RASP as policies in accordance with CEQA Guidelines section 15126(a)(2).
4. The RASP EIR analyzed potentially significant impacts from RASP implementation. The EIR was a program EIR which studied a plan for the future development of the RASP area.
5. A Statement of Overriding Considerations was adopted for the RASP EIR.
6. CEQA Guidelines Section 15182, states that a public agency need not prepare an EIR or negative declaration for a project that conforms to a specific plan for which an environmental document has been prepared.
7. CEQA Guidelines Section 15183, states that projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.
8. Pursuant to the provisions of the State CEQA Guidelines contained in sections 15182 and 15183, a memorandum detailing the project's consistency with the RASP and its adopted EIR, was prepared and it was determined that no further environmental analysis is required.
9. Findings were made pursuant to the provisions of CEQA.

A copy of the Draft and Final RASP EIRs, memorandum detailing the project's consistency with the RASP and its adopted EIR, and record of project approval is

available to the general public at the City of Pittsburg Planning Division, location at 65 Civic Avenue, Pittsburg, CA.



Kristin Pollot, AICP
Planning Manager

June 20, 2019

Date

Governor's Office of Planning & Research

JUNE 24 2019

STATE CLEARINGHOUSE



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
 2009 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# **379643**
 STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY Pittsburg City DATE 11-6-09
 COUNTY/STATE AGENCY OF FILING CCC Cleck Martinez DOCUMENT NUMBER 09-0000513
 PROJECT TITLE Railroad Ave Station Area Specific Plan
 PROJECT APPLICANT NAME Pittsburg City PHONE NUMBER ()
 PROJECT APPLICANT ADDRESS 65 Civic Ave CITY Pittsburg STATE CA ZIP CODE 94565

PROJECT APPLICANT (Check appropriate box):
 Local Public Agency School District Other Special District State Agency Private Entity

CHARGE APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	<u>1 #310515</u>	\$2,768.25	\$ <u>2768.25</u>
<input type="checkbox"/> Negative Declaration		\$1,993.00	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)		\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs		\$941.25	\$ _____
<input type="checkbox"/> County Administrative Fee		\$50.00	\$ <u>50.00</u>
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> DFG No. Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____			\$ <u>2818.25</u>

PAYMENT METHOD:
 Cash Credit Check Other _____

TOTAL RECEIVED \$ 2818.25

SIGNATURE [Signature] TITLE DEPUTY COUNTY CLERK

WHITE - PROJECT APPLICANT YELLOW - DFG/ASB PINK - LEAD AGENCY GOLDEN ROD - COUNTY CLERK FG 753.5a (Rev. 7/08)

RECEIVED
 NOVEMBER 06, 2009 13:39:01
 COUNTY CLERK'S OFFICE
 STEPHEN L. WEBB, CLERK-RECORDER
 Document # 09-011501-01
 Check Number 669,393
 PAID BY
 Fish and Game
 ENVIR 0001 \$2,768.25
 \$50.00
 Total fee \$2,818.25
 Amount tendered... \$2,818.25
 Change \$0.00
 11/06/09

Governor's Office of Planning & Research
JUNE 24 2019
 STATE CLEARINGHOUSE



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

StartOver **Print**

RECEIPT NUMBER:
 07 — 6/21/2019 — 216
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2008102003

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PITTSBURG	LEAD AGENCY EMAIL	DATE 6/21/2019
COUNTY/STATE AGENCY OF FILING Contra Costa	DOCUMENT NUMBER 19-250	

PROJECT TITLE
 RAILROAD AVENUE STATION AREA SPECIFIC PLAN IMPLEMENTATION ACTION: PUBLIC STORAGE REDEVELOPMENT PROJECT, AP-18-1315 (RZ)

PROJECT APPLICANT NAME PUBLIC STORAGE, INC: MARK KENNEDY	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 701 WESTERN AVENUE	CITY GLENDALE	STATE CA
		ZIP CODE 91201

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	<u>0.00</u>

- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u></u>

PAYMENT METHOD:

Cash Credit Check Other #7377 **TOTAL RECEIVED** \$ 50.00

SIGNATURE X <i>Lisa Spence</i>	AGENCY OF FILING PRINTED NAME AND TITLE L. SPENCE, DEPUTY CLERK
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County Receipt Number 3498010

Governor's Office of Planning & Research

JUNE 24 2019

STATE CLEARINGHOUSE